

**MANSFIELD TOWNSHIP LAND USE BOARD
NOVEMBER 19, 2018
MINUTES**

Official notice of the time, date and location of this regular public meeting, where formal action may or may not be taken, was given by publication in The Express Times. In addition, notice of this meeting was posted on the bulletin board in the Municipal Building, publishing on the Municipal web site, and given to the Township Clerk.

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Chairman Vaezi at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Present: Farino, Hayes, Hight, Spender, Keggan, Chairman Vaezi

Alternates present: Creedon, Cruts, Petteruti

Absent: Barton, Minter, Jewell

Also present: William Edleston, Esq.; Chris Kastrud, P.E.

Pledge of Allegiance was recited by all.

Chairman Vaezi mentioned that his name was only included at the top for members absent but not throughout the minutes.

Mr. Cruts requested that under the passage of prohibited use ordinance it should be noted if the State passes this how will it affect Mansfield Township and who has precedence.

Chairman Vaezi also asked if page numbers could be added.

MOTION was made by **HAYES** to approve the minutes of the October 15, 2018 meeting minutes.
SECONDED: FARINO

Those in favor: Farino, Hayes, Spender, Keggan, Creedon, Cruts, Petteruti

Opposed: None

Abstain: Chairman Vaezi, Hight

Absent: Jewell, Barton, Minter

RESOLUTIONS:

Case 18-03 – Karl and Rose Strohmaier – B: 804.01 L: 14 – 47 Rockport Rd – Accessory Structure Variance

Mr. Edleston, Esq. explained that this Resolution is to memorialize the granting of bulk variances allowing a 1530 sf 2 bay detached garage having a 24ft height. Conditions were added with regards to not allowing any space to be used for living quarters or converted to provide a shower or kitchen facilities, nor shall a second story be added. Also, a deed restriction not allowing a living space is required by the applicant to themselves to be filed with the County.

MOTION was made by **CREEDON** to memorialize Case #18-03 – Karl and Rose Strohmaier – B: 804.01 L: 14 – 47 Rockport Rd – Accessory Structure Variance Resolution

SECONDED: KEGGAN

Those in favor: Farino, Hayes, Spender, Keggan, Keggan, Creedon, Cruts, Petteruti

Opposed: None

Abstain: Chairman Vaezi, Hight

Absent: Jewell, Barton, Minter

APPLICATIONS: None

PUBLIC COMMENT for items not on the agenda

Mr. Donald Farino, representing Mrs. Nadie Hill, has a buyer for the Columbia Too junk yard, Block 14.02 Lot 4, and the Buyer has requested a letter from the Board or a representative, using language similar to what was contained in the letter provided, affirming that the uses stated in our ordinance are permitted.

Some discussion occurred as to the Zoning Officer or Board's ability to put in writing exactly the verbiage from the proposed Buyer's letter.

Mr. Creedon had a concern that junkyard sales will be in front of the gate along the flat piece of the property along Route 57 by the billboard.

Several Board members felt that by Mr. Kastrud should reference our junk yard ordinance and state all local and State licenses must be obtained noting that there is nothing changing in the Mansfield Township Master Plan related to this.

MOTION was made by **HIGHT** to authorize Mr. Kastrud to send a response as specified above.

SECONDED: HAYES

Those in favor: Hight, Hayes, Spender, Keggan, Creedon, Cruets, Petteruti, Chairman Vaezi
Opposed: None
Abstain: Farino
Absent: Jewell, Barton, Minter

Chairman Vaezi closed the public portion.

DISCUSSION/CORRESPONDENCE:

Master Plan Re-Exam Review -

A brief discussion was held on the draft report sent by our Planner.

Ms. Griffith stated that the Planner was going to add the prohibited use ordinance information now that the Township Committee has approved it.

Chairman Vaezi noted that there was no mention of the Highlands Act.

A joint meeting with the Township Committee scheduled for November 28, 2018 at 7:30pm was announced.

MOTION was made by **HAYES** approving the draft of the Master Plan ReExam report with the additional of the Prohibited Use Ordinance.

SECONDED: CREEDON

Those in favor: Farino, Hight, Hayes, Spender, Keggan, Creedon, Cruets, Petteruti, Chairman Vaezi
Opposed: None
Abstain: None
Absent: Jewell, Barton, Minter

OLD BUSINESS:

Mr. Hayes brought up the Meadows street lighting and the Developers Agreement that shows that the Township is responsible for the street lights once dedication has taken place.

Mr. Edleston, Esq. mentioned that there is also a provision in the Land Use Law, which Mr. Kastrud looked up, that states upon acceptance of the plans the municipality is responsible for the street lighting expense.

Some discussion was held regarding Meadows tax payments and amount of houses until water main extension is required.

NEW BUSINESS:

Professional RFPs –

Ms. Griffith stated the RFPs for Board Professionals will be available on our web site tomorrow with a response date of December 12 at 3pm.

Chairman Vaezi requested a subcommittee to review Professional proposals. Mr. Hayes, Mr. Petteruti and Mr. Creedon volunteered.

A subcommittee meeting was set up for Wednesday, December 12 at 6:30pm to review the RFPs.

INVOICES:

William Edleston, Esq.

Inv #	Professional Services	\$570.00
Inv #	Strohmaier	\$360.00

GRAND TOTAL **\$930.00**

MOTION was made by **FARINO** to authorize payment by the Township Committee of the invoices submitted by the professionals.

SECONDED: HAYES

Those in favor: Farino, Hight, Hayes, Spender, Keggan, Creedon, Cruts, Petteruti, Chairman Vaezi

Opposed: None

Abstain: None

Absent: Jewell, Barton, Minter

ADJOURNMENT

Chairman Vaezi adjourned the meeting at 8:56 pm

Next meeting – December 17, 2018 at 7:30 pm